179.0	0008	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	753,500 / 753,500
					USE VALUE:	753,500 / 753,500
					ASSESSED:	753,500 / 753,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		HOMER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONATO JOHN R
Owner 2:	DONATO KAREN
Owner 3:	
Street 1:	16 HOMER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TAGLIAFICO EVELYN -
Owner 2:	-
Street 1:	16 HOMER RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .174 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 2568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7565.000	300,600		452,900	753,500
Total Card	0.174	300,600		452,900	753,500
Total Parcel	0.174	300,600		452,900	753,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 293.42 /Parcel: 293.42

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 122094

GIS Ref

GIS Ref

Insp Date 07/18/18

!14139!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0008-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,600	0	7,565.	452,900	753,500		Year end	12/23/2021
2021	101	FV	289,200	0	7,565.	452,900	742,100		Year End Roll	12/10/2020
2020	101	FV	289,200	0	7,565.	452,900	742,100	742,100	Year End Roll	12/18/2019
2019	101	FV	223,200	0	7,565.	452,900	676,100	676,100	Year End Roll	1/3/2019
2018	101	FV	220,300	0	7,565.	381,700	602,000	602,000	Year End Roll	12/20/2017
2017	101	FV	220,300	0	7,565.	349,400	569,700	569,700	Year End Roll	1/3/2017
2016	101	FV	220,300	0	7,565.	297,600	517,900	517,900	Year End	1/4/2016
2015	101	FV	219,200	0	7,565.	258,800	478,000	478,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:24:38

LAST REV

Date	Time
08/20/18	09:59:28
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14139

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAGLIAFICO EVEL	39314-182		5/23/2003		385,000	No	No		
	10998-179		12/3/1965			No	No		N

USER DEFINED

Prior Id # 1:	122094
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	MEAS&NOTICE	BS	Barbara S
11/7/2008	Measured	345	PATRIOT
8/29/2003	MLS	MM	Mary M
1/5/2000	Measured	264	PATRIOT
7/17/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7565		Sq. Ft.	Site		0	70.	0.86	7									452,866						452,900	

Total AC/HA:	0.17367	Total SF/SM:	7565	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	452,866	Spl Credit		Total:	452,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.25034308
Const Adj.:	0.99989998
Adj $ / SQ:	125.022
Other Features:	86901
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	369228
Depreciation:	68676
Depreciated Total:	300552

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

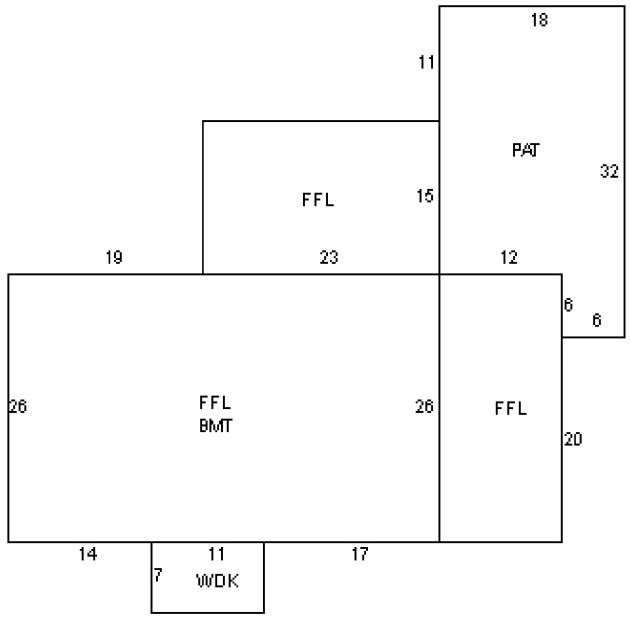
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	125.02
Special Features:	0	Val/Su Net:	87.84
Final Total:	300600	Val/Su SzAd	171.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,749	125.020	218,663
BMT	Basement	1,092	55.790	60,924
PAT	Patio	504	2.990	1,509
WDK	Deck	77	16.000	1,232
	Net Sketched Area:	3,422	Total:	282,328
Size Ad	1749	Gross Area	3422	FinArea 2568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 179.0-0008-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X6	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: